

The Sydney Morning Herald.

No. 13,469.

SYDNEY, WEDNESDAY, JUNE 1, 1881.

PRICE 2d.

Birtas.

BELL—May 29, at Athelstone, Burwood, the wife of Joseph Bell, of a daughter.
COTTERNS—May 27, at her residence, Meombra, Pyrmont Bridge Road, Camperdown, the wife of William Cotterns, of a daughter.
DOOLY LILY—May 21, at her residence, George-street, Windsor, the wife of J. H. Crowley, of a daughter.
DAVIES—May 18, at Moama, the wife of Walter Davies, H. M. Captain of a gun-boat.
MILLER—May 21, at her residence, Rose Villa, Glebe Point, Mr. John Muller, of a daughter.
MIDDLETON—On Queen's birthday, at the parsonage, Erina, the wife of the Rev. George Middleton, of a son.

Marriages.

BOLAND—HIGGINS.—At the Sacred Heart Presbytery, Sydney, by special license, by the Rev. Denis Leonard, Thomas McElenan, eldest son of Thomas Boland, Esq., Springfield, and Elizabeth McElenan, daughter of the Rev. Fr. Aspinwall, of a daughter.
MITCHELL—RUSSELL.—May 29, by the Rev. Robert Colfe, Stewards' Society, of Werns, Queensland, to Eliza Vicie, Thomas Stewards' Mitchell, of Werns, Queensland, to Eliza Vicie, youngest daughter of the late George Norton Russell.

Deaths.

BROWN—May 20, at Hoby House, Woolstone-street, Adelaide, Henry Brown, the beloved father of Mr. William Patten, Junr., of Erina.
CHADWICK—May 21, at a short illness, Elizabeth, the beloved wife of John Chadwick, a shrewd old man, aged 82 years.
JACKSON—December 5, 1881, Mrs. Sarah Jackson, aged 85; also on May 27, 1881, Mrs. Sarah Jackson (Mrs. Oliver), aged 29; mother and daughter of Mr. W. Jackson, carpenter, John-street, Woolstone.
ROGERS—May 21, at the residence of her parents, Clifton-street, Palmerston, Mrs. Mary Rogers, wife of Mr. John Rogers, a son of John and Mary Rogers, and Victoria Jane Rogers.
CHENEY—May 26, at the residence of his parents, Chelmsford, Basildon-street, John Thomas, beloved infant son of Mr. and Mrs. John Cheney, aged 3 days.
SWINSON—May 26, at the residence of Mr. and Mrs. George Swinson, eldest daughter of the late Mr. Martin Fitzgeralds, of the Colonial Secretary's office, Sydney, dearly loved by all who knew her, Barbara, Barbara, and Susie Swinson, Sydney. "Sweet rest in heaven."

TE—May 30, at his parents' residence, Albert-street, Maydon-hill, Edmund Engle, second son of Thomas and Eugenie Engle, a son of a.

"Will be done."

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ROMAN JURISPRUDENCE AND IRISH DIFFICULTIES.

In the midst of all the discussions as to the possibility of effecting, by means of radical legislation, any improvement in the unhappy condition of the Irish people, it is the theorists who have always contrived to occupy the most prominent places— to hold the tribunes as it were—to get the ear of the audience and to take up all the time. As the men of practical experience and in possession of valuable information have not invariably the peculiar, but very common-place qualifications which enable some men other than those in Parliament or in the pages of reviews to express their seemingly popular, but mainly vacuous, speculations, it follows that the true thinkers, whose thoughts have been nurtured by patient observation, are practically without the means of enlightening or influencing public opinion. Now and then it happens that some exceptionally qualified man— it may be a man of experience, of unusual intellectual quickness, or a vigorous and observant journalist or a cultivated scholar who has made his library surveyed some marked period of human history—enters the arena, and at once convinces mankind that he has something to say which it may be to the interest of politicians to hear with respectful attention. A very noticeable illustration of the latter class of contributors to the discussion now going on has just been furnished in a remarkable article in the columns of one of the English reviews of the first class. We are all familiar with the forms of *Joumna* of the proposals which have been to a large extent embodied in the bill submitted to Parliament by the Imperial Government. Disregard of proprietary rights, encouragement of anarchical vagabondism, premium on rebellion, cultivation of eviction, State condonation. There are a few of the most favourable forms of description of the policy of land law reform which has at last been forced upon the attention of English statesmen. On all sides its revolutionary character has been boldly affirmed, and strange to say, quite plausibly recognized. And its unprecedented principles have been equally stigmatized, and the charge of its absolute novelty has not been, as far as we have seen, controverted. And just as the tempest is at its height, a passionate whaler comes out from among his books and easily remarks that the three fundamental principles of the Irish Land Bill were embodied in the common forms of *tenure* among "people whose laws to the day form the actual basis or model of the laws of the most advanced nations in the world." On the other side, Mr. Gladstone, as a scholar, may have been much indebted to his acquaintance with the jurisprudence of Imperial Rome for his mode of settling difficulties in Galway or Tipperary as to the most elaborate reports and inquiries of his own officers. The form of tenure called *Emphyteusis*—which was, it is pointed out, not merely recognized by the laws of Imperial Rome, but was the precise form that bound the State itself and most Roman corporations to their tenants—was in exact correspondence with the revolutionary measures proposed by Mr. Gladstone. The *Emphyteusis*, or tenant, was protected by a long lease at a fixed rent. This rent could never be increased by reason of improvements made by the tenant; and generally he had the right of disposing of his interest either during his lifetime or by testamentary disposition, subject to the payment of a small fine in case of alienation. Thus it is that from the very foundations of all European jurisprudence—the laws of Imperial Rome—Mr. Gladstone has found the corner-stones on which his modern fabric of legislation is to stand. The author of the deeply interesting article to which we have referred declared that it would be impossible to estimate how much Italy was indebted for cultivation in ancient times to this form of *lease*; but that it seems like some of the material evidences of the marvellous human grandeur of ancient Roman civilization—to have always survived in Italy. And he goes on (which indeed is the main object of his paper) to point out that when a magnificent Italian prince, who was at the same time a *theatre* statesman, found himself confronted with an Irish difficulty in his dominions, he employed at the old Roman model to it his people from a state of *debt*, depression, and *misery* by a deeply founded and perfectly effective system of agrarian legislation—the property of his people on a *sound* basis. But it is with the peculiar circumstances that Mr. Gladstone's proposal, so far from being the crafty device of a modern politician—regardless alike of the results of human experience and the rights of property—is as old as the Digest, and that the leading features of his Irish land policy are to be found in the *Principia Emphyteutica* of the Theodosian and Justinian codes, that we are mainly interested. The bill of Mr. Gladstone gives, to put the matter shortly, a thirty years' tenure—two periods of fifteen years each—without the possibility of disturbance. It gives power to the tenant at any time during that period to sell his interest, the landlord having a sort of pre-emptive right in his own property (we shall notice presently how singularly this last provision coincides with one of the characteristic features of the *Emphyteusis* of the Romans), and it gives the power of disposition by testament. There are a large number of other provisions having reference to the fixing of rents, mortgages, or security of holdings, and extension to companies of the privileges conceded to individual tenants. But these are not quite pertinent to the question. Then to turn from the Irish Land Bill to the Roman law. By this *Emphyteusis*, though he had not the ownership of the land, had almost unlimited right to its enjoyment. He had no power of sale of his interest in the holding, after giving notice to the landlord, who had the power of sale of the land at the price as a purchase, but had the right of resale to the original purchaser or to his heirs. The latter was charged with the payment of all taxes on the land, with its improvement (or at least with the obligation of not suffering it to deteriorate), and with the regular payment of the rent agreed upon. In the event of the transfer of the leasee's interest, a fifth part of the price was payable to the owner on the admission of the new *Emphyteusis*, and was, as a general rule, payable by him. Under these limitations the *domus* was bound to admit the new *Emphyteusis* (in possession, *scopere*). If the dominus refused to do this, the *Emphyteusis* could transfer his right without the consent of the dominus. It will be seen that in this hasty summary of the characteristic features of the *Emphyteusis* are comprised the leading principles of Mr. Gladstone's Irish Land Law. It is unnecessary to pursue this curious subject further, as it might not be without interest to consider on the side of Roman law the change of the tenure from the *exercitacis* of *Gaius* to the *ager*, *emphyteusis*, or *emphyteucharis* of *Justinian*; and on the side of Continental Judaism the influence of the attributes of *Emphyteusis* upon the whole law of feudal tenures. Those who are curious on this subject may consult the chapter on Continental Feudalism (and the authorities there cited) in Mr. K. H. Edward Blyth's Introduction to the History of the Law of Real Property. But before leaving the subject, it may not be out of place to advert to the Indian land legislation rendered necessary for the protection of the ryot against the zamindar. The early Indian administrators appear to have taken for granted that the principles which they found existing between zamindars and ryots, probably coincided with those with which they had been familiar between landlord and cultivator of the soil. This notion would have been serious to the ryot, as it would have placed him entirely at the mercy of the zamindar, who could rack-rent or evict him at any moment with more than the easy unscrupulousness of a Galway middleman. For the purpose of preventing a state of things so unjust, we did for the ryot in India what Mr. Gladstone, among other things, now purposed to do for the tenant farmer in Ireland—to give the right of occupancy at a rent to be assessed between the parties by a court of law. In considering the state of Indian law under the aspect of possession of land by tenants in India, the learned judge of the High Court of Judicature at

Calcutta, who has written on the Elements of Law considered with reference to Principles of General Jurisprudence, writes these observations:—

"357. It is at the present day almost irresistible to endeavour to find some analogy between European and Indian institutions; and provided this is done with due caution, the process may be of service both to the Indian and to European lawyers. That is, first, that it is not unusual to compare the most prominent pieces— to hold the tribunes as it were—to get the ear of the audience and to take up all the time. As the men of practical experience and in possession of valuable information have not invariably the peculiar, but very common-place qualifications which enable some men other than those in Parliament or in the pages of reviews to express their seemingly popular, but mainly vacuous, speculations, it follows that the true thinkers, whose thoughts have been nurtured by patient observation, are practically without the means of enlightening or influencing public opinion. Now and then it happens that some exceptionally qualified man— it may be a man of experience, of unusual intellectual quickness, or a vigorous and observant journalist or a cultivated scholar who has made his library surveyed some marked period of human history—enters the arena, and at once convinces mankind that he has something to say which it may be to the interest of politicians to hear with respectful attention. A very noticeable illustration of the latter class of contributors to the discussion now going on has just been furnished in a remarkable article in the columns of one of the English reviews of the first class. We are all familiar with the forms of *Joumna* of the proposals which have been to a large extent embodied in the bill submitted to Parliament by the Imperial Government. Disregard of proprietary rights, encouragement of anarchical vagabondism, premium on rebellion, cultivation of eviction, State condonation. There are a few of the most favourable forms of description of the policy of land law reform which has at last been forced upon the attention of English statesmen. On all sides its revolutionary character has been boldly affirmed, and strange to say, quite plausibly recognized. And its unprecedented principles have been equally stigmatized, and the charge of its absolute novelty has not been, as far as we have seen, controverted. And just as the tempest is at its height, a passionate whaler comes out from among his books and easily remarks that the three fundamental principles of the Irish Land Bill were embodied in the common forms of *tenure* among 'people whose laws to the day form the actual basis or model of the laws of the most advanced nations in the world.'

Whether Mr. Gladstone was indebted to his learning—whether he got it in his literary leisure (as Niebuhr reading a manuscript of certain writings of St. Jerome in the library of the Cathedral Chapter at Verona found the palimpsest on Roman Law, by Gaius), or whether he found it in the necessity of devising exceptional measures for Ireland—in either the one case or the other, there is not the faintest semblance of novelty or originality about it; and in point of fact, it is as old as the times of Hadrian, Antoninus, Pliny, and Marcus Aurelius.

For an explanation of the nature of *Emphyteusis* see Saini's *Principia of Antiquities*, *vol. 1*. I may observe generally that most of the world's law is to be found in the *scopere* and *emphyteusis* in the公司章程. *See* very interesting, though rather heterodox, and heretical, from a point of view, and with a minute analysis, *Principia of Antiquities*, *vol. 1*, pp. 40, 41, and 42, and Gaius, in the *Scopus* *Scopus*, *vol. 1*, p. 40.

SCANDALOUS ILL-USAGE OF A RANDY WICK GIRL.

A man named Stapleton was charged before the Kinnar Court with having brutally assaulted a girl named Davina, appreended in the room of Mr. Joseph Conner, the master to that institution. The case was heard before Mr. H. Conner, P.M., on the 25th May. The girl was put into the witness-box, and deposed (as reported in the *Independent*) that on the evening of Sunday, the 15th May, she was working in the kitchen of Conner's house for the first time in 1852, at the order or with the concurrence of the debtor. The original provisions for deeds of arrangement, which were rigid and impracticable, gave all the creditors assented. The appointment in the year 1852 of the first official assignees, persons specially selected by the Lord Chancellor for the administration of estates, in the words of the statute, "from merchants, brokers, or accountants, or persons who are or have been engaged in trade in the city of London or Westminster, or parts adjoining," the official assignees acting jointly with the creditors' assignees, but having the sole power to receive property and proceeds of sale, and whose duty it was to investigate the affairs of the debtor. (This system is now adopted in this city, for adoption again, as a remedy for existing evils.) The establishment and organization in the same year of the Court of Bankruptcy, with a full staff of Judges and others, the three judges having conferred upon them the jurisdiction previously exercised by the Lord Chancellor. The Consolidation Act of 1849, then regarded as a great advance on previous measures, in the extended provision it embodied as to refusal or withholding of certificates of discharge, vested in the commissioners; for the punishment of offences, and its extended legislation for deeds of arrangement. The Act of 1861, whereby the official assignees appointed upon adjudication were virtually replaced in the management of the estate by the creditors' assignees. The comprehensive provision introduced by this Act, that after adjudication, if the creditors determined, proceedings in bankruptcy could be suspended, and the estate wound up and administered in such manner as the majority should direct. The further provisions also then introduced for facilitating deeds of arrangement, and protecting the debtor against process, subject to a defendant wanting out to get fresh stuff for the court; this was about 7 o'clock; plaintiff named Mrs. Stapleton for something to apply to the creditors in order to prevent the blighting of her credit, which would be very bad; he then stripped out of his grasp and got away; he then took up a quince rod and beat her round the kitchen table, striking her over the head and shoulders, and then told her to go about her work; she then went to get a knife, and he took it away; he then beat her again about the neck, shoulders, and legs, and threatened that he would beat her again in the morning before she got up; about a clock, he thought, he ran out of the kitchen, and then went to his room; he then got into bed, and she went to bed; he took a quince rod and beat her again about the neck, shoulders, and legs, and threatened that he would beat her again in the morning before she got up; 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Auction Sales.

AN EXTENSIVE CLEARANCE SALE
by
PUBLIC AUCTION
Australian Sale Rooms, Spring and O'Connell streets,
WEDNESDAY, 1st June, at 11 a.m.
of
SUPERIOR HOUSEHOLD FURNITURE.
CHINA, GLASS, PLATE,
PICTURES.
DRINKING-BOAT FURNITURE.
VASES and LUSTRES.
DRAWING-ROOM FURNITURE.
CARPETS, FENDERS, PIER GLASSES.
HALL and LIBRARY FURNITURE.
BEDROOM REQUIREMENTS,
WARDROBES, CHESTS DRESSERS, WARSTANDS, &c.,
and
A large number of Miscellaneous Lots.

BRADLEY, NEWTON, and LAMB will hold another Extensive Clearance Sale of Household Furniture and Effects, at their Rooms, Spring and O'Connell streets, THIS DAY, 1st June, at 11 a.m.

WEDNESDAY, 1st June, at 11 a.m.
Australian Sale Rooms, Spring and O'Connell streets.

SALE BY AUCTION
of
MARBLE and STONE MANTLEPIECES,
Veneered, White, Ann's, Hardstone, and Black,
square and arched openings,
various handsome designs, suitable for
dining and drawing rooms, library, bedrooms, &c.

BRADLEY, NEWTON, and LAMB have received instructions to sell by public auction, at their Rooms, Spring and O'Connell street, THIS DAY, 1st June, at 11 a.m.
HANDBOME MARBLE and STONE MANTLEPIECES.

Inspection invited.

MACHINERY.

UNRESERVED SALE BY AUCTION,
on
WEDNESDAY, 1st June, at 11 a.m.,
at the
Australian Mart, Spring and O'Connell streets,
of
STEAM ENGINES and BOILERS, &c.

On
WEDNESDAY, 1st June, at 11 a.m.

LOT 1.—VERTICAL ENGINE and BOILER, 6-horse power
2.—STEAM PUMP
3.—PORTABLE FORGE and ANVIL
4.—AMALGAMATING BARREL and FRAME
5.—SHAKING TABLE or CONCENTRATOR
6.—BELTING, PIPING, SHAPING, PULLEYS,
WHEELBARROWS, PAIR AMERICAN GRINDERS,
FURNACES, TOOLS, TANKS, and BUNDIES.

BRADLEY, NEWTON, and LAMB have been favoured with instructions from the proprietors of the Phoenix Smithy and Fries Company to sell by auction, at the Australian Auction Mart, Spring-street, THIS DAY, 1st June, at 11 a.m.
VALUABLE MACHINERY, &c.

Intending purchasers are invited to inspect the machinery at the premises lately occupied by the Company, at Gore's Bay, Greenwich. The tools and other apparatus can be seen at 245, Elizabeth-street. Full particulars on application at the Rooms of the Auctioners.

UNUSUALLY ATTRACTIVE

and
MOST INTERESTING SALE BY PUBLIC AUCTION,
on
FRIDAY, 3rd June, at 5 p.m.,
of
CHARMING COLLECTION

VERY FINE WATER-COLOUR PAINTINGS,
from
Mr. RAWORTH'S FAMOUS BROWN BRUSH.

Beautiful delineations from Nature of
NEW ZEALAND and AUSTRALIAN SCENERY,
painted in a style of great finish, and
possessing a DELICACY and FINENESS of finish, which, in
our judgement, could not be surpassed.

Full particulars of the various subjects will be disclosed in another issue.

THE WORK OF HANGING, and Completion of CATALOGUES, are being actively processed with.

BRADLEY, NEWTON, and LAMB have been favoured with instructions from Mr. Raworth to sell by auction, in the Picture Room of the Australian Auction Mart, (O'Connell street, on FRIDAY, June 3, at 5 p.m.,
A CHARMING COLLECTION OF VERY FINE WATER-COLOUR PAINTINGS,

THIS DAY, 1st June.

ON ACCOUNT OF WOM'N IT MAY CONCERN.

5 Cwt. CHEESE,
50 Casks BARCLAY'S LONDON PORTER.

N.B.—THE FIRST LINE TO BE SOLD.

JLAZARUS and CO. will sell by auction, at their Rooms, WYNYARD-STREET, THIS DAY, at 11 o'clock sharp.

The above.

Terms, cash.

THIS DAY, 1st JUNE.

5 Cases CUTLERY, containing—
Ivory Knives and Forks
Steel ditto
Spoon ditto
Pork Knives
Butchers' Knives, &c., &c.

JLAZARUS and CO. will sell the above by auction, at their Rooms, WYNYARD-STREET, THIS DAY, at 11 o'clock sharp.

No reserve.

Terms, liberal.

WEDNESDAY, 1st JUNE.

50 Cases AUSTRIAN CHAIRS

50 Cases AUSTRIAN CHAIRS.

To arrive per "Tremont," from London.
NOW DUE.

JLAZARUS and CO. have been instructed to sell by auction, at their Rooms, WYNYARD-STREET, THIS DAY, at 11 o'clock.

50 Cases AUSTRIAN CHAIRS,
comprising
Rockers, Sofas, Armchairs,
ALL WALNUT WOOD.

No reserve.

Terms, at sale.

WEDNESDAY, 1st JUNE.

20 Cases AUSTRIAN CHAIRS

20 Cases AUSTRIAN CHAIRS.

Ex GOLCONDA and CAMPERDOWN.

JLAZARUS and CO. will sell the above by auction, at their Rooms, WYNYARD-STREET, THIS DAY, at 11 o'clock sharp.

Terms, at sale.

WEDNESDAY, 1st JUNE.

5 Cases Electro-plated Ware,
comprising

Butters, Cravats, Buttons,
Marmalade Pots and Tea Sets

JLAZARUS and CO. will sell the above, by auction, at their Rooms, WYNYARD-STREET, THIS DAY, at 11 o'clock sharp.

No reserve. Terms, at sale.

WEDNESDAY, 1st JUNE.

Important Sale of
BOOTS and SHOES.

Just Landed, ex "Camperdown," and late arrivals.

JLAZARUS and CO. will sell the above by auction, at their Rooms, WYNYARD-STREET, on THURSDAY, 2nd June, at 11 o'clock.

No reserve. Terms, at sale.

WEDNESDAY, 1st JUNE.

On FRIDAY, 2nd June, at 11 o'clock sharp.

To the Premises, Schuster's Hotel, King-street.

To the Publicans, Private Buyers, Dealers, and Others.

Enclosed Sale of Household Furniture, &c., Bar Fixtures, and
requisites of the above Establishment, in consequence of the
above being disposed of privately, comprising—

Bills of Lading, &c., from Mr. Stephen

Ditto ditto, George Webb

Marl's Table, &c., &c.

10 Dining Tables, Lounges, and 10 Large Pier Glasses

Picture's Drawing-room Suites

Leather, China, Drapery, &c.

Ring and Double Iron Bedsteads, Horsehair and Palm Mat-

ting Tables, Toilet Glasses, Carpets

New Oilcloth, on Floor, Fender and Fireboards

The Piano (trichord), maker, Asprey

China, Glass, &c., &c., &c.

Crockeryware, Zinc Tubs, Large Cooking Range

Boiler, &c., lot of Gas Piping, &c.

Quantity of Kitchen Utensils.

JOSEPH and CO. have received instructions from the proprietors of the Auction Mart, to sell by auction, at 11 a.m., on the PREMISES, THIS DAY, 1st JUNE, 1881, at 11 a.m.,
All the household furniture, Billiard table, &c., &c.

The Publicans' License, &c., &c.

For cards to view apply JOSEPH and CO., Auctioneers,

116, King-street.

ONE HUNDRED and SEVENTY ALLOTMENTS chosen from GOLDEN GROVE, SATURDAY next, at 11 a.m.

GRAND SUBDIVISION BLOCK.

WAVERLEY, WAVERLEY.

ALL THAT MAGNIFICENT AREA of FREEHOLD LAND
containing nearly 5 ACRES.

With extensive frontages to
WAVERLEY-STREET
and
BOTANY-STREET.

the two leading thoroughfares in Waverley, together with
the RESIDENCE theron, now occupied by J. F. FITZ-

HARDINGE, is for

AUCTION SALE,
at the Rooms, Pitt-street,

FRIDAY NEXT, 3rd June, at half-past 11 o'clock.

50' INSPECTION INVITED.

RICHARDSON and WRENCH,

19 CHOICE SUBDIVISION BLOCKS,

Areas, from 4 ACRES to 12 ACRES, surrounded by ORCHARDS
and VINEYARDS.

THE PROSPECT is about two miles distant, and the water main will pass within a quarter of a mile of this estate.

THE ESTATE is in the neighbourhood of five railway stations, viz., Parramatta, Granville, Ryde, Guildford, and Fairfield; and the Public School and Post-office are within a quarter of a mile.

THE CONTRACT for constructing the grand Reservoir at Prospect is now let, and a long tramway must be constructed to the works, which will pass in close proximity to this subdivision.

TERMS—10 per cent. deposit, 15 per cent. in 3 months; residue 6, 12, and 24 months, at 5 per cent. per annum.

PLAN on view at the Rooms; and LITHOS. are now ready for distribution.

62 Day of Sale, NEAT FRIDAY, 3rd June,

BLAIR ATHOL NURSERY

PETERHORN RAILWAY STATION.

THAT GRAND CORNER VILLA or BUSINESS SITE, Lot 1 of
Section 3 of the celebrated BLAIR ATHOL NURSERY
ESTATE, having frontages of
100 FEET to PETERHORN-STREET,
150 FEET to THE VENUE,

40 FEET to A LANE.

* * * A splendid block of improved Land having an Eastern aspect, and only a few yards from the Peterhorn Railway Station.

It is enclosed with a substantial fence, and planted with ornamental trees, &c.

RICHARDSON and WRENCH have received instructions to sell by public auction, at the Rooms, Pitt-street, on FRIDAY, 10th June, at 11 o'clock.

The above-described site at Peterhorn.

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Auction Sales.

THIS DAY, 1ST JUNE.**ORDER OF SALE OF SUNDRY PROPERTIES,**
to be sold by public auction, at the Property Sale Rooms,
133, Pitt-street, at 11 o'clock.

HARDIE and GORMAN, Auctioneers.

ASHFIELD.

CLAREMONT, a Villa Residence fronting VICTORIA-STREET, near to Liverpool Road. EDITHVILLE, Cottage House, fronting VICTORIA-STREET, near to NIEVILLE, similar to Edithville, at the corner of NORTON-STREET and Victoria-street. BIRRELL-STREET, a villa containing ample convenience, fronting Norton-street, and TWO GOOD Building Sites, fronting Arthur-street.

ASHFIELD. BLOCK OF LAND, 152 feet front to VICTORIA-STREET, by depth of 300 feet, also a HOUSE, known as NIEVILLE, the residence of J. H. Lee, Esq.

PETERSHAM, Norton-street. A VALUABLE TERRACE of SIX HOUSES, situated in Norton-street.

WAVERLEY. TERRACE, RESIDENCE known as GLENBURN. The Grounds have an area of 3 acres, and front Birrell-street and a Reservoir Road.

BELMORE. A LARGE BLOCK of LAND, 245 acres, situated fronting the MAIN CANTERBURY ROAD, close to the Post-office at Belmore.

GEORGE'S RIVER. BLOCK of LAND, 24 acres, fronting GREGORY'S RIVER, part of Helensworth, near Williams Creek, and within 8 miles of the proposed Illawarra Water-line.

MANLY BEACH. FIFTY-SIX ACRES of LAND, known as THE CROWN PARK, situated ten minutes' walk from the Pier, fronting the Pittwater Road, and adjoining the Belgrave Estate.

SMITHFIELD. BLOCK of LAND, 12 acres, close to Grevillea, Parramatta, Fairfield, and Mayfield, a portion of the Sherwood Estate.

REDMORE. AN ORIGINAL BLOCK, containing 12 acres, about 350 feet frontage, by depth of about 1000 feet, being block 11 and portion of lot 11, Redmore Estate.

AUBURN. LOTS 4 and 5, SECTION 7, of the original CHISHOLM ESTATE, in an area of 11 acres, situated fronting the Main Canterbury Road, at its junction with PUNCH BOWL ROAD, known as Messrs. Thomas, Brothers, and will be offered in ONE BLOCK.

GLEBE POINT. GLENFIELD and COTHELSTONE, 2 well-built brick Houses, situated in Hareford-street, each containing verandas and balcony, hall, 5 rooms, kitchen, scullery, &c.

ULLADULLA. 100 ACRES subdivided into 32 BLOCKS, immediately adjoining the present TOWNSHIP of ULLADULLA, front the main road to Milton, and is close to Ulladulla Harbour.

STANMORE. THREE ALLOTMENTS of LAND, 100 feet frontage to PRICHARD-STREET, just opposite.

NEWTON. A. W. S. Cottage Residence, containing 3 rooms, kitchen, also shop, containing shop, 4 rooms, kitchen, and scullery, situated in Hawkin-street.

STANMORE. TWO GOOD BUILDING SITES, 164 feet frontage to Trafalgar-terrace, by a depth of 166 feet along Margaret-street, house No. 13 and 14 JOHNSTONE'S TRIANGLE.

BOTANY. ALLOTMENTS 2, 3, 4, A, ALPHONTOON PARK ESTATE, containing an area of 5 acres 1 rood 4 perches.

ROOTY HILL. MOUNTAIN VIEW ESTATE, 140 acres of magnificent land, situated about 11 miles from the Central District, about 10 miles from Rooty Hill, and within convenient distance of Rooty Hill and South Creek.

MACLEAY RIVER. 1093 ACRES of LAND, Piper's Creek, COUNTY of MACQUARIE, originally granted to Robert Mayne.

NORTH SHORE. W. H. COTTAGE, situated in UNION STREET, opposite the Public School, containing 3 rooms, kitchen, and veranda, the property of Captain Munro, containing 5 rooms, &c., and presently occupied by Mr. Lawrence.

PETERSHAM. BRICK HOUSE, situated fronting the PARRAMATTA ROAD, containing hall, 6 rooms, washhouse with copper, &c.

NORTH KINGSTON, Regent-street. TWO COTTAGES, built of brick on stone foundations, each containing 3 rooms, kitchen, &c., land 33 feet frontage to Regent-street, lane side.

BALMAIN. BLOCK of LAND, situated in WESTON-STREET, having 54 feet frontage by a depth of 113 feet, close to the BRIDGE ROAD.

BONDI. TWO BLOCKS of LAND, being lots 21 and 22, situated 100 feet frontage to Old South Head Road.

VAUCLUSE. FOUR BLOCKS of LAND, being lots 18, 19, 20, and 21, each having 56 feet frontage to OLD SOUTH HEAD ROAD, and commanding good views of the Harbour and the city.

HARDIE and GORMAN, 133, Pitt-street.

WAVERLEY. FAMILY RESIDENCE and GROUNDS, known as GLENMUIR, containing.

ON THE GROUND FLOOR, WIDE ENTRANCE HALL, ROOM, WITH FOLDING DOORS, LARGE DOUBLE DINING-ROOM, WITH FOLDING DOORS, KITCHEN, LARDER, and STOREROOM. With veranda on three sides.

ON THE FIRST FLOOR, LARGE SITTING-ROOM, SIX BEDROOMS, BATHROOM. With balcony on three sides.

ON THE THIRD FLOOR are TWO LARGE ATTIC BEDROOMS.

THIS SUPERIOR and COMMODIOUS FAMILY RESIDENCE is built of brick and cemented, on stone foundations, with shingled roof.

THE GROUNDS, which comprise an area of over THREE ACRES, Very Suitable for Subdivision, have a frontage of 207 FEET to BIRRELL-STREET, 443 FEET & INCHES RESERVED ROAD, being within a few yards of the TRAMWAY, and OVERLOOKING the WAVERLEY PARK.

THESE VALUABLE SUNBURR Properties is bounded by the MANLEY and GROUNDS of J. MAHES, Esq., known as ALPHONTOON, and his wife.

* The views from all parts of the land are varied and charming, overlooking the Pacific Ocean, Botany, and Waverley. The land is now placed in the market for ABSOLUTE SALE, in order to close Partnership Account.

PLAN and PHOTOGRAPH ON VIEW AT THE ROOMS.

HARDIE and GORMAN have received instructions from the PROPRIETOR to sell by public auction, at their Rooms, Bell-street, at 11 o'clock, THIS DAY, 1ST JUNE.

THE ABOVE-DESCRIBED SUBURBAN FAMILY RESIDENCE, and GROUNDS.

MOUNTAIN VIEW ESTATE, about 1/4 mile from Mount Druitt, on the Great Western Railway, ROOTY HILL and SOUTH CREEK.

100 ACRES MAGNIFICENTLY TIMBERED, portion of the noted Epsom Park Property.

HARDIE and GORMAN will sell by order of Mr. W. FLEMING, at their Rooms, Pitt-street, Sydney, at 11.30 o'clock, THIS DAY, 1ST JUNE.

* Mountain View, a virgin property, with RICH SOIL and now carrying magnificent trees of great commercial value.

The IMPROVEMENTS comprise slate cottage of 2 rooms, &c., 1000 square feet, with veranda, &c. About 4 acres are cleared and fenced, and ready for planting as a vineyard; large dam, good water.

The scenery from Mountain View is very grand. Arrangements have been made on application for the Auctioneers. The TIMBER alone on a royalty is worth fully 40s to 60s per acre.

NORTH SHORE. NEWLY-ERECTED WEATHERBOARD COTTAGE, situated in UNION-STREET, the property of Captain Munro, containing 3 rooms, &c., and presently occupied by W. Lawrence.

HARDIE and GORMAN have received instructions to sell by public auction, at their Rooms, Bell-street, at 11 o'clock, THIS DAY, 1ST JUNE.

The above-described comfortable cottage, which overlooks Berry's Bay, is within 10 minutes' walk of the Lavender Bay Ferry.

THE WATERVIEW ESTATE, FIVEDOCK. Mr. A. W. Sutton's property.

SALE ON THE GROUND.

NEXT SATURDAY AFTERNOON.

SPECIAL STEAMER AND TRAIN.

HARDIE and GORMAN, AUCTIONEERS.

IN THE ESTATE of LATE JAMES RICHARD MUR, Esq.

ASHFIELD, ASHFIELD.

VICTORIA-STREET, near to Plympton, the deceased's position in Ashfield.

Preliminary Notice.

LOT 1.—"CLAREMONT," a very comfortable and well-built villa residence, fronting Victoria-street, at its junction with Arthur-street, near Liverpool-street, containing 7 rooms, servant's room, bathroom, scullery, &c., gas in all the rooms, and CITY WATER laid on. Fresh cold water.

LOT 2.—"EDITHVILLE," a very pretty cottage villa, fronting Victoria-street, containing 6 rooms, bathroom, scullery, &c., gas in all the rooms, and stable, occupied by R. C. Webster, Esq., at a rental of £10 per year.

LOT 3.—"MINIVILLE," a cottage villa, similar to Edithville, at the corner of Victoria-street and Norton-street, containing 6 rooms, linen closet, bathroom, kitchen, servant's room, pantry, washhouse, stable, and coachhouse; and let to C. Webster, Esq., at £10 per year.

LOT 4.—"BRIGHOUSE," a GOOD HOUSE, containing 6 rooms, servant's room, bathroom, scullery, &c., gas in all the rooms, and stable, occupied by Mr. Vernon.

LOT 5.—TWO GOOD BUILDING SITES, at the rear of Lot 4, and with frontage to Arthur-street.

Title, apply to Messrs. ALLEN and ALLEN, VENDORS' SOLICITORS.

HARDIE and GORMAN have received instructions to sell by public auction, at their Rooms, Pitt-street, at 11.30 o'clock.

THIS DAY, 1ST JUNE.

The above-described property, at present let to Mr. Vernon, is to be sold by public auction, at their Rooms, Pitt-street, at 11.30 o'clock.

LOT 1. 15 x 200'; Lot 2, 85 x 200'; Lot 3, 75 x 200'; Lot 4, 85 x 150'; Lot 5, 95 feet frontage.

* All the above-described properties are within five minutes' walk from the Pier, fronting the Pittwater Road, and adjoining the Belgrave Estate.

245 ACRES, being a original Grant, situated fronting the Main Canterbury Road, close to the Post Office at Belmore, and a short distance from Dr. TUCKER'S MODEL FARM.

The property is situated on both sides of the Main Canterbury Road, at its junction with Punch Bowl Road, known as Messrs. Thomas, Brothers, and will be offered in ONE BLOCK.

TITLE, FREEHOLD.

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The above-described property, at present let to Mr. Vernon, is to be sold by public auction, at their Rooms, Pitt-street, at 11.30 o'clock.

245 ACRES of LAND, suitable for grazing or cultivation purposes, or for future subdivision, situated at the corner of the PUNCH BOWL ROAD and

MAIN CANTERBURY ROAD.

a short distance from Dr. TUCKER'S MODEL FARM, and known as the property of Messrs. Thomas, Brothers.

The land is all fenced in, lightly timbered, has been cultivated, and contains several water frontages, and with small expense could be made into a fine residence.

Inspection invited.

* The proposed branch line of railway to THE NATIONAL PARK will pass close to this property.

Plan, prepared by Mr. Survivor Auctioneers, now on view.

TO SPECULATORS, BUILDING SOCIETIES, and OTHERS, requiring a large SUBDIVISION BLOCK.

125 ACRES, on the RAILWAY LINE.

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245 ACRES, being a original Grant, situated fronting the Main Canterbury Road, close to the Post Office at Belmore, and

Public Notices.

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